

# **WLU Board of Governors**

Regular Meeting

**Wednesday, August 12, 2015 – 4:00 p.m.**

Location: Shaw Hall Board Room

- I. Call to Order/Roll Call/Quorum and Mission Statement**
- II. Introductions**
- III. Public Comment** Description: Up to 10 individuals may sign in (name, address and a brief description of their chosen topic) to speak in open session for three minutes each. The sign-in sheet will be available from Executive Secretary Mary Ann Edwards fifteen minutes prior to the meeting until the noticed start time.
- IV. Swearing in of New Board Members**
- V. Approval of Minutes**
  - A. Minutes of the Full Board 06/10/15
  - B. Minutes of the Executive Committee 07/29/15
- VI. Agenda Order (Board may move to change order of consideration)**
- VII. Rules ("Rule" means any regulation, guideline, directive, standard, statement of policy or interpretation of generation application and future effect that also has institution-wide effect or affects the rights, privileges or interests of employees, students or citizens.) If approved, the following policies shall be presented for a 30-day comment period and if no comments are received forwarded directly to the Chancellor/WVHEPC for approval.**

None.
- VIII. Reports**
  - A. Chair of the Board of Governors (Couch)
  - B. Music and Arts Facilities (Harder)
  - C. 2015-16 Enrollment Update (Cook)
  - D. Provost Report (Crawford)
  - E. Athletic Department Update (Huffman)
  - F. 2015-16 Alumni Relations Work Plan (Witt)
  - G. Gary E. West Center Update (Witt)
  - H. Development Plan FY 2016 (Koegler)
- IX. President's Report**
- X. Finance Report**
- XI. Board Items**
  - A. Highlands Lease Modification\*
  - B. Mission Statement & Vision Statement Revision\*
  - C. Special Graduate Fee\*

\*Action Items
- XII. Information Gathering (Members may ask questions or gather information to prepare for future agenda items without general discussion or action at this meeting.)**
- XIII. Possible Executive Session**
  - A. Presidential Search Update
- XIV. Actions Emanating From Executive Session**
- XV. Next Meeting Date – Wednesday, October 14, 2015**
- XVI. Adjournment**

**West Liberty University  
Board of Governors**

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**Minutes  
June 10, 2015**

**Attendance:**

Joe Carey, Richard Carter, Sandra Chapman, George Couch, Les DeFelice, Patrick Ford, Brian Joseph, Patrick Kelly, Evan Newman, Frank Noble, Ann Thomas

**Unable to Attend:**

Beverly Burke

**Administration/Faculty/Staff:**

Keely Camden, Scott Cook, Mary Ann Edwards, Robert Kreisberg, John McCullough, Sylvia Senften, Jim Stultz, Jack Wright

**1. Call to Order/Roll Call/Quorum and Mission Statement**

Chair Couch called the meeting to order at 4:08 p.m.

**II. Introductions**

None.

**III. Public Comment**

None.

**IV. Approval of Minutes**

**A. Minutes of the Full Board 04/15/15**

**On motion by Les DeFelice and seconded by Evan Newman, it was unanimously adopted by the West Liberty University Board of Governors to approve the minutes of the full Board of April 15, 2015.**

**B. Minutes of the Executive Committee 05/27/15**

**On motion by Les DeFelice and seconded by Evan Newman, it was unanimously adopted by the West Liberty University Board of Governors to approve the minutes of the Executive Committee of May 27, 2015.**

**V. Agenda Order**

**On motion by Ann Thomas and second by Patrick Ford, it was unanimously adopted by the West Liberty University Board of Governors to approve the agenda order as listed.**

**VI. Rules**

None.

**VII. Reports**

Chair Couch stated that the HEPC's Board of Governors Summit will be held at the Embassy Suites in Charleston, WV August 7-8, 2015. This is a nice event and you will enjoy hearing from other institutions. Attending the entire event also qualifies for nine hours of training and development.

The April and May reports from Legislative Liaison Robin Capehart were sent via email to members this morning, but bound copies are also available. A brief discussion followed regarding some of the content.

Chair Couch noted that the Board appreciates the work of Dr. McCullough, Jack Wright, and Jim Stultz and their diligence to try and get things straightened out for WLU.

## **VIII. President's Report**

Dr. McCullough gave a few highlights of accomplishments and activities to the Board (see attached report). Scott Cook gave additional information on the Degree Works and CRM.

Mr. Cook stated that the Degree Works helps WLU on the retention side as an advising tool, putting advising in the hands of the faculty and students. This is an online system that will pull from the degree information in the student data base. There is a status bar where a student can track their progress, along with other information to change majors and what it would require, etc. CRM is a tool that works on the recruiting side; a Customer Relations Management system. This will customize literature to students and feed multiple online applications directly into WLU's data base. This had to be done manually previously. Both of these systems will be implemented this year. A brief discussion followed on these items.

## **IX. Finance Report**

Mr. Wright gave an update on the current FY15 information. Outside auditors will be on campus next week and a brief discussion followed with regard to gas royalties.

With regard to FY16, there is work to be done in Athletics and expenses have been taken care of on the expense side of the budget. A discussion followed with regard to enrollment and housing numbers, the increase in electricity, and adjunct numbers.

## **X. Board Items**

### **A. Election of Officers\***

Richard Carter, Chair of the Nominating Committee, along with Co-Chair Brian Joseph, met and proposed a slate of officers consisting of George Couch as Chairperson, Les DeFelice as Vice Chairperson, and Patrick Ford as Secretary of the WLU Board of Governors.

**On motion by Patrick Kelly and second by Les DeFelice, it was unanimously adopted by the West Liberty University Board of Governors to approve the slate of officers as stated.**

A brief discussion followed with regard to expiring Board terms and new appointments made by the Governor. Mr. Carter reminded members of the upcoming BOG summit to be held in Charleston. Attendees receive training credits, which are required by Board members.

### **B. Tentative Schedule of Meetings July 2015-June 2016\***

The only recommended change to the schedule was moving the February meeting to the 10<sup>th</sup> for the finance report update.

**On motion by Les DeFelice and seconded by Ann Thomas, it was unanimously adopted by the West Liberty University Board of Governors to approve the schedule of meetings for July 2015 – June 2016.**

### **C. Revised Organizational Structure\***

Dr. McCullough presented the updated organizational structure for approval.

**On motion by Brian Joseph and seconded by Evan Newman, it was unanimously adopted by the West Liberty University Board of Governors to approve the updated Organizational Structure.**

### **D. Highlands Lease Modification\***

Mr. Wright gave a brief history of the unfinished 4,100 sq. ft. conference room at The Highlands Center and the Development Authority's proposal from one-year ago. Essentially the Board is being asked that Dr. McCullough have the right to execute an amendment to the lease, saving WLU \$50,000/year.

**On motion by Patrick Kelly and seconded by Richard Carter, it was unanimously adopted by the West Liberty University Board of Governors to permit Interim President McCullough to execute a final amendment, effective July 1, 2015, to the lease agreement with the Ohio County Development Authority at The Highlands Center that would relinquish the 4,100 square feet of existing space now leased, and that it receives a commensurate reduction in rent for relinquishing that 4,100 square feet.**

**E. Annual Graduate Degree Report**

Dr. Crawford discussed the number of degree programs, specializations, and concentrations under the graduate programs. He noted that two of the Deans were in attendance, Dr. Camden and Dr. Kreisberg, both making the MAED and PA Programs very successful in a fairly short period of time. A discussion followed with regard to on-line education and areas of need for the future. The MBA and Masters in Criminology should be coming on board next year, with other programs in the planning stages.

**F. ACF Report**

Dr. Sylvia Senften, Advisory Council of Faculty representative for WLU, distributed handouts, brochures, and gave a brief background on ACT. Current issues being addressed are budgeting, without much success, and alternative certification in education and alternative licensure for social workers, both of which were denied. There were two WLU students with legislative internships, one with the Senate Majority Leader, making it helpful to pass along messages to the Senate floor. Dr. Senften would like to come back to the Board before the next legislative session to get input on a united agenda with the various campus constituents.

**XI. Information Gathering**

Mr. DeFelice gave a brief update on the Presidential Search Committee. They had a tremendous discussion recently with the consultant. Skype interviews are being arranged to narrow down the applicant pool and the process is on track with the search timeline. Dr. McCullough thanked Mr. DeFelice for coordinating the work being done.

Chair Couch thanked Frank Noble and Beverly Burke for their participation as Board members and appreciated their contributions.

**XII. Possible Executive Session**

None.

**XIII. Actions Emanating From Executive Session**

None.

**XIV. Next Meeting Date – Wednesday, August 12, 2015**

**XV. Adjournment**

**On motion by Richard Carter and seconded by Brian Joseph, it was unanimously adopted that the meeting adjourn at 5:10 p.m.**

George Couch \_\_\_\_\_  
Chair

Sandra Chapman \_\_\_\_\_  
Secretary

**WEST LIBERTY UNIVERSITY  
BOARD OF GOVERNORS**

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**Executive Committee  
Minutes  
July 29, 2015**

**Executive Committee Members Present:** George Couch, Les DeFelice, Pat Ford, Richard Carter, John Gompers

**WLU Administrators:** Scott Cook, Brian Crawford, John McCullough, Jack Wright

1. Chair George Couch, called the meeting to order at 8:00 a.m.
2. Reports and Updates – Dr. McCullough briefed the group on reports and items to be brought to the BOG at the August 12<sup>th</sup> meeting:
  - Interim Athletic Director Aaron Huffman will give an update on athletics.
  - Ron Witt will provide an update on the work of a task force he chairs that is looking at possible uses or disposition of the West Event Center.
  - Ron Witt will give an update on Alumni Affairs.
  - Scott Cook will provide an enrollment update.
  - Brian Crawford will give a report on faculty and curriculum.
  - Interim Dean Matt Harder will make a brief presentation on the need to update facilities for the fine arts.
  - Jason Koegler will present the FY16 Development Plan.
  - A request to modify the Mission and Vision Statements of the University to reflect the use of online education and additional locations. This is to meet HLC standards.
  - A request to approve a reduced graduate tuition rate for certain courses in the MAEd program.
3. Les DeFelice gave an update on the status of the presidential search and will provide a further update at the August 12<sup>th</sup> meeting.
4. Jack Wright provided a status update on the FY15 and FY16 budgets and will provide updated reports on the 12<sup>th</sup>.
5. Areas of discussion included:
  - Use of space on campus
  - Enrollment concerns for the next few years
  - The possibility of establishing and using benchmarks to assist with decision-making in the future
  - Orientation of new BOG members
  - The upcoming steps in the presidential search process, including on-campus visits by candidates
6. The meeting adjourned at 10:20 a.m.

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Chair, George Couch

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Secretary, Patrick Ford



# WEST LIBERTY UNIVERSITY

Dr. Matthew D. Harder  
Interim Dean, College of Arts and Communication  
Professor of Music  
Director of Interdisciplinary Studies

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To George Couch, chair of the West Liberty University Board of Governors,

The University's recent troubles hopefully represent a low-point from which a new period of prosperity will emerge. It is unfortunate that such an excellent institution is suffering budget shortfalls and a damaged public image. Therefore, I don't think anyone would disagree with me when I say that WLU desperately needs to become attractive again. In order to regain our lost student population, we must move in a direction that sets us apart from other institutions. We must create an atmosphere of excitement and opportunity alongside our core mission of excellence and value.

In the eyes of a prospective student, WLU has long been blighted by outdated, inadequate, and un-maintained facilities especially in the Music and Art programs. Kelly Theater and the Media Arts Center notwithstanding, it is time to replace the outdated Music and Art facilities and create a sense of excitement perhaps not seen on this campus since the opening of the Fine Arts Building more than 45 years ago. To achieve this, I propose a campaign to build a "Center for the Arts" (working title) on campus which would include a modern concert hall with 300-400 seats, Music program facilities, and Art program facilities. The proposed facility would replace College Hall and half of the existing Fine Arts Building (the west wing). This letter outlines how such a facility is the logical "next step" for the University because it will attract and retain students, attract and retain high-quality faculty, improve programs, engage the community, and most importantly, create a sense of enthusiasm for the future of West Liberty.

I understand that this is a multi-year and multi-million-dollar project, but a campaign needs to begin as soon as possible to combat the University's current woes in terms of enrollment and public image. I would very much like to speak directly to the Board at the August 12th Board of Governors meeting.

Excellent academic facilities attract students. This is not a difficult argument to make, of course. With proper marketing, the very *prospect* of a new facility will attract students. If this campaign were started in earnest over the next year, we will enjoy an enrollment increase which would begin well before the building is completed. It is not possible to overstate the positive effect that a new facility would have on the fine arts programs at West Liberty. The Music program estimates that it loses half of its prospective students due to outdated performance, practice, rehearsal, and classroom facilities. It is difficult to give tours to prospective students and parents because we simply don't have anything good to show them. We often find ourselves making excuses as we try to down-play things like peeling paint, cracked floor tiles, and other obvious signs of decay.\*<sup>1</sup>

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<sup>1</sup> This is not an indictment of our maintenance staff. Many of the physical problems are simply not fixable. Our maintenance crew is excellent and has always been willing to help us when problems occur. Each passing year, however, these fixes become more and more difficult and we are all tired of having to fix the same issues over and over again.

A new facility such as this will attract more than just Music and Art majors. Our ensembles and programs are very inclusive and encourage non-major participation: acting in theater productions, singing in the choirs, marching with the band, taking lessons on their instrument, etc. This goes beyond the idea that "all students will use the facility". This is true, all students at WLU will use this facility, but a new Arts facility is an attraction for *prospective* students in all disciplines. Students who want to major in Biology but also sing in the choir, or major in Criminal Justice but also play in the Wind Ensemble.

Tantamount to a robust student body is a world-class faculty. The proposed new facility would surely improve applicant pools in all disciplines across campus (not just Music and Art) because it shows a commitment to excellence and forward progress. It also shows that individuals external to the University are committed to WLU's future. For Music and Art, a new facility such as this would be a major selling point when hiring new faculty.

It is my hope that this project will be mostly donor-funded. In fact, this is more than just "hope". I truly believe that we can rally donors and potentially raise most of the money necessary for such a facility. There will be numerous opportunities for "naming rights". For example, the name of the building itself, the Art wing, the Music wing, the stages, etc. We will undoubtedly require assistance from the State as well, but, like I've said, the campaign should begin now.

The recent decision to close College Hall and the Annex (where the ceramics studio is located) was, thankfully, reversed. The message, however, was received loud and clear: those facilities are woefully outdated and embarrassingly un-maintained. All that being said, they are essential facilities for the Music and Art programs. College Hall in particular, is very near and dear to my heart, but I can say without malice that I would like my name to be first on the list of "People Who Want College Hall Razed". I have great memories, but no love for the building itself.

The story of College Hall is actually quite amazing. The structure was originally located on an Army base in Newport News, Virginia where it served as a movie theater. It was donated to West Liberty State College in 1948 and reconstruction was completed in 1950 here in West Liberty. My office sits in the basement of a building that WLU received as a donation from a decommissioned Army base, over 65 years ago. Here on campus, College Hall is used every day throughout the school year for concerts, recitals, rehearsals, classes, etc. because it is the only facility we have for these activities. It is also used for special events by other programs and by the offices of Admissions, Campus Housing, and Student Government. As a concert hall, however, it is just barely adequate. It meets only the minimum essential requirements - it has a stage, seats, and a roof. It has no acoustic treatment, no sound-proofing, no wing space, antiquated lighting, poor sound reinforcement, inadequate storage, inadequate access, no lobby, and the list goes on. Students and guests notice these deficiencies and I would go so far to say that College Hall is more than just unattractive, it's a deterrent. It drives people away from West Liberty. Peeling paint notwithstanding, innumerable concerts have been interrupted by doors that squeak and slam, toilets flushing, loud passing trucks, etc. One faculty concert was ruined by an



over-flowing urinal that sent a stream of water flowing down the aisle and pooling in front of the stage. It is past time for WLU to commit to building a new facility, a real facility, that every student at this University will use for years to come. The truth is this: College Hall is a facility that is easily rivaled by all of the large High Schools in this area. Brooke, John Marshall, and Wheeling Park all have concert halls that make College Hall look like a poorly-maintained, 70-year old movie theater. And that is exactly what it is.

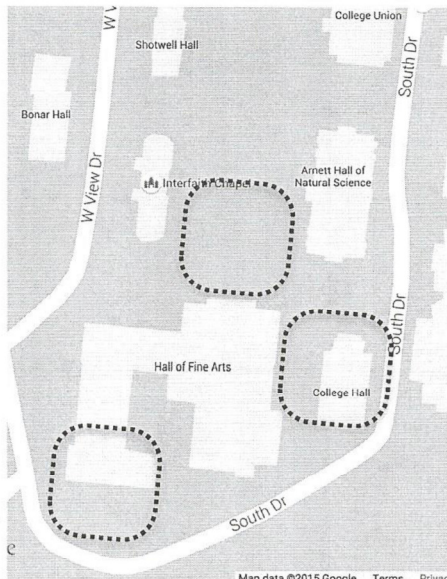
The Hall of Fine Arts (not including Kelly Theater), has been considered an eye-sore both inside and out for many years. Talk of replacing the Music and Art wings dates back to the Zaccari administration in the late 1990s. In addition to its outdated appearance, the faculty offices and classrooms often experience erratic heating and cooling due to an outdated HVAC system. One instance had a faculty member's office flooded with a pink fluid due to a leaking valve that had to be backordered because it was discontinued. This happened in February during one of the coldest winters we've had. As a side note, that faculty member has since left West Liberty, of his own accord, to take a job elsewhere. As I have said before, poor facilities are a deterrent. They drive people away from West Liberty. The Music and Art wings of the Hall of Fine Arts are currently listed in the Institutional Master Plan on page 45, "Potential Demolitions". Interestingly, there is no corresponding entry on the "New Facilities" page. I hope to change that.

Concert Halls on college campuses are used by nearly every constituency therein, but that is not the extent of their potential use. Our Music and Art programs bring more than 500 area High School students to campus every year for various festivals, workshops, and other special events. Above that, most Department of Music and Theater events are free and open to the public and people from all around the Valley attend. Kelly Theater is a prime example of how updates can attract students as well as members of the community. A new concert hall would be an enormous incentive to attend productions on campus, thus drawing people who might not otherwise experience what we have to offer. Furthermore, a new concert hall might be an incentive to start a special concert series that would have us competing with the Capital Music Hall and similar venues downtown. The #1 goal is to draw people to campus. As I've said, College Hall is having the opposite effect.

There are several potential locations for such a facility and I will list three that I believe to be viable considering programmatic and (although not my area of expertise) construction concerns:

- 1 - On the Quad directly in front of the Hall of Fine Arts (HFA)
- 2 - Where College Hall now stands
- 3 - Behind the current HFA

1. The section of the Hoge Quadrangle directly in front of the HFA, and in between Arnett and the Chapel, would be an ideal location for a new facility. Yes, the Quad will become slightly smaller, but a flat piece of ground would make construction much simpler (and I would imagine, less expensive), and the Music and Art programs would operate in the existing buildings during construction. Once the facility is completed, the existing music and art



wings would be demolished and become a parking lot with direct access to the new building, the remaining HFA, and the Media Arts Center. If the new building were built on the Quad, it would be a perfect opportunity to have an outdoor amphitheater on the side facing north. This could be a venue for live music, movies, and other campus events including graduation ceremonies, and the like. It could easily become a focal point for the campus community.

2. The site to the east of the HFA and the Media Arts Center (MAC) would be my second choice. This is where College Hall currently sits. If College Hall were torn down, the Music program could survive for one academic year by using alternative performance venues both on and off campus. There is enough land area around College Hall to encapsulate the additional facilities required (again, not my area of expertise). A new 300-400 seat concert hall would not need the same footprint as Elbin Auditorium because balcony seating could be

incorporated. Considering College Hall's current footprint, the new facility would have to extend out towards Arnett Hall and to the side towards the Media Arts Center (MAC) and the HFA. A direct connection to the HFA/MAC would be ideal.

3. The footprint for the new building could include the current parking lot behind the HFA and the two large rehearsal rooms. This would still leave plenty of room for a new parking lot to the West of the remaining HFA.

2020 is the goal for completion of the new facility.

In conclusion, I am asking that the Board of Governors make this campaign a priority over the next four years. It represents the goal of improving West Liberty University for the entire campus community. The benefits to the College of Arts and Communication would be immense, to be sure, but a new facility would also be a nexus for life on campus. I would very much like to address the Board directly on August 12th and ask that I be included on the agenda. I thank you very much for your time.

Yours,

Dr. Matthew D. Harder

cc: Crawford, McCullough

7/28/15

**Highlands Center Lease Modification**

**ACTION ITEM**

**Proposed Resolution: Resolved, that the West Liberty University Board of Governors permit Interim President McCullough to execute a first amendment, effective July 1, 2015, to the lease agreement with the Ohio County Development Authority at The Highlands Center that would relinquish the 4,100 square feet of existing space now leased, and that it receives a commensurate reduction in rent for relinquishing that 4,100 square feet.**



## FIRST AMENDMENT TO CONTRACT OF LEASE

**THIS FIRST AMENDMENT TO CONTRACT OF LEASE** (this "**First Amendment**") is made and shall be effective as of the 1st day of July, 2015, (the "**Effective Date**") by and between the **OHIO COUNTY DEVELOPMENT AUTHORITY** ("**Lessor**"), a West Virginia public corporation, and **WEST LIBERTY UNIVERSITY** ("**Lessee**"), an instrumentality of the State of West Virginia.

A. By a Contract of Lease, dated June 5, 2009, (the "**Lease**"), the Lessor leased to Lessee certain space consisting of approximately 20,000 rentable square feet within the Lifestyle Center, namely Building 5 ("**TC-5**") of the Town Center located within the Fort Henry Economic Opportunity Development District at The Highlands with an address of 355 Wharton Circle, STE 200, Triadelphia, West Virginia, 26059.

B. The leased premises presently includes approximately 4,100 square feet of unfinished space, which Lessee intended to build out as a conference facility (the "**Conference Facility Space**" or "**Space**"). Lessor is undertaking a project to develop property adjacent to TC-5 that will require it to take over and build out the Conference Facility Space. Lessee is willing to release the Space for such purposes.

C. The Landlord and Tenant desire to amend the Lease and change the leased premises from 20,000 rentable square feet to 15,900 rentable square feet as shown **Exhibit C-1** attached hereto and to reduce the Lessee's rent accordingly upon and subject to the terms and conditions provided below.

**NOW, THEREFORE**, in consideration of the premises and the covenants, promises, terms, and conditions set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Lessor and Lessee agree to amend the Lease as follows:

1. As of the Effective Date, the Lease shall be amended as follows:

(A) Release of Space. The Conference Facility Space shown on **Exhibit C-1** attached hereto shall be released and excluded from the original leased premises and shall no longer be encumbered by the Lease. **Exhibit C-1** shall be added as an exhibit to the Lease.

(B) Leased Premises. The following description of the leased premises shall replace and is hereby substituted in lieu of the original description of the premises contained in the Lease:

Approximately 15,900 total rentable square feet of classroom/office space shown on the floor plan attached as Exhibit C-1 hereto and located on the second floor of the building as shown on Exhibit A attached hereto (the "premises or "leased premises") contained within the real property legally described in Exhibit B attached hereto (the "Property") and sometimes referred to as the "Lifestyle Center," Phase II or Town Center, Building 5 ("TC-5").

[Intentionally Blank]

(C) Rent. The rent schedule set forth in Section 2 of the Lease shall be replaced with the rent schedule below, under which the rent shall be reduced as of the Effective Date and computed based on 15,900 total rentable square feet for the remainder of the term and any extension terms.

Lease Years:	\$ Per SF/Yr:	Monthly Installment:	Annual Rent:
Year 1 – Year 5	\$12.00	\$20,000.00	\$240,000.00
Year 6:			
08/01/14 – 06/30/15	\$12.84	\$20,000.00	\$237,013.00
07/01/15 – 07/31/15	\$12.84	\$17,013.00	
Year 7 – Year 10	\$12.84	\$17,013.00	\$204,156.00
<b>EXTENSION TERMS</b>			
Year 11 – Year 15	\$13.74	\$18,205.50	\$218,466.00
Year 16 – Year 20	\$14.70	\$19,477.50	\$233,730.00
Year 21 – Year 25	\$15.73	\$20,842.25	\$250,107.00

(D) Entrance & Exit Rights. The Lessee grants the Lessor, its invitees and permitted users of the Conference Facility Space, rights to enter and exit the Space from and through the stair lobby and elevator lobby shown on the Second Level Floor Plan attached as *Exhibit C* to the Lease. Lessee agrees to permit Lessor to install and use an alarmed emergency exit door to provide an emergency exit from the Conference Facility Space Facility into the existing hallway of leased premises so that users and occupants of the Space may exit the east stairway of the TC-5 building in the event of an emergency.

(E) Compliance. Should Lessor or any user of the Conference Facility Space desire to use any part of the leased premises in conjunction with its use of the Space, such use shall be arranged with Lessee's facilities manager in advance and shall be subject to, and shall comply with, all facility-use rules, regulations, requirements, and agreements as specified by Lessee, including all applicable requirements of the West Virginia Higher Education Policy of Commission.

(F) Effect of First Amendment. Except as specifically modified herein, the terms and conditions of the Lease are hereby ratified and shall remain in full force and effect during the Lease term, provided, however, that in no event shall this First Amendment modify or alter the provisions of the Agreement Addendum to the Lease, required by the State Attorney General's Office, which shall in all events control.

2. Effective Date. The amendment of the Lease shall take effect as of the Effective Date stated above.

3. General Terms. All capitalized terms used in this First Amendment, which are not defined herein, shall have the meaning ascribed to such terms in the Lease. This First Amendment shall be legally binding upon and inure to the benefit of Lessor, Lessee, and their respective successors, successors-in-title, and permitted assigns. This First Amendment shall be governed by and construed in accordance with the laws of the State of West Virginia. This First

Amendment shall not be strictly construed in favor of or against either party. This First Amendment may be signed in multiple counterparts, each of which shall constitute an original.

4. Authority. The Parties are signing this Agreement by their duly authorized agents with the intent to be legally bound. Each party represents and warrants that it has full right and authority to execute and deliver this Agreement and that each person signing on behalf of each party is authorized to do so. Each individual signing this Agreement on behalf of the Lessor or Lessee, as the case may be, covenants that s/he is duly authorized to do so.

IN WITNESS WHEREOF, this First Amendment is being signed by the Lessor hereto on the date listed below.

LESSOR:

OHIO COUNTY DEVELOPMENT AUTHORITY  
A West Virginia Public Corporation

By: Gregory L. Stewart  
Name: Gregory L. Stewart  
Title: Secretary/Treasurer

Dated: 8/3/15

STATE OF WEST VIRGINIA;

COUNTY OF OHIO; TO-WIT:

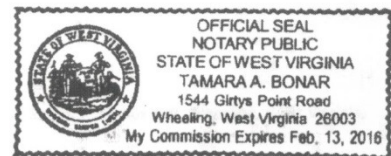
On the 3 day of August, 2015, before me, the undersigned authority, personally appeared, Gregory L. Stewart, who acknowledged him/herself to be the Secretary-Treasurer of the Ohio County Development Authority, and that s/he as such being authorized to do so, signed the foregoing instrument for the purposes therein contained by signing the name of the Ohio County Development Authority by himself as its Secretary-Treasurer.

Given under my hand and official seal on this the 3 day of August, 2015.

Tamara A. Bonar  
Notary Public

My Commission Expires: Feb 13, 2016

[SIGNATURES CONTINUED ON FOLLOWING PAGE]





IN WITNESS WHEREOF, this First Amendment is being signed by the Lessee hereto on the date listed below.

LESSEE:

WEST LIBERTY UNIVERSITY  
An Instrumentality of the State of West Virginia

By: \_\_\_\_\_

Name: John McCullough

Title: Interim President

Dated: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF WEST VIRGINIA;

COUNTY OF OHIO; TO-WIT:

On the \_\_\_\_ day of \_\_\_\_\_, 2015, before me, the undersigned authority, personally appeared, John McCullough, who acknowledged him/herself to be the Interim President of the Lessee, West Liberty University, and that s/he as such being authorized to do so, signed the foregoing instrument for the purposes therein contained by signing the name of the University by himself or herself as its Interim President.

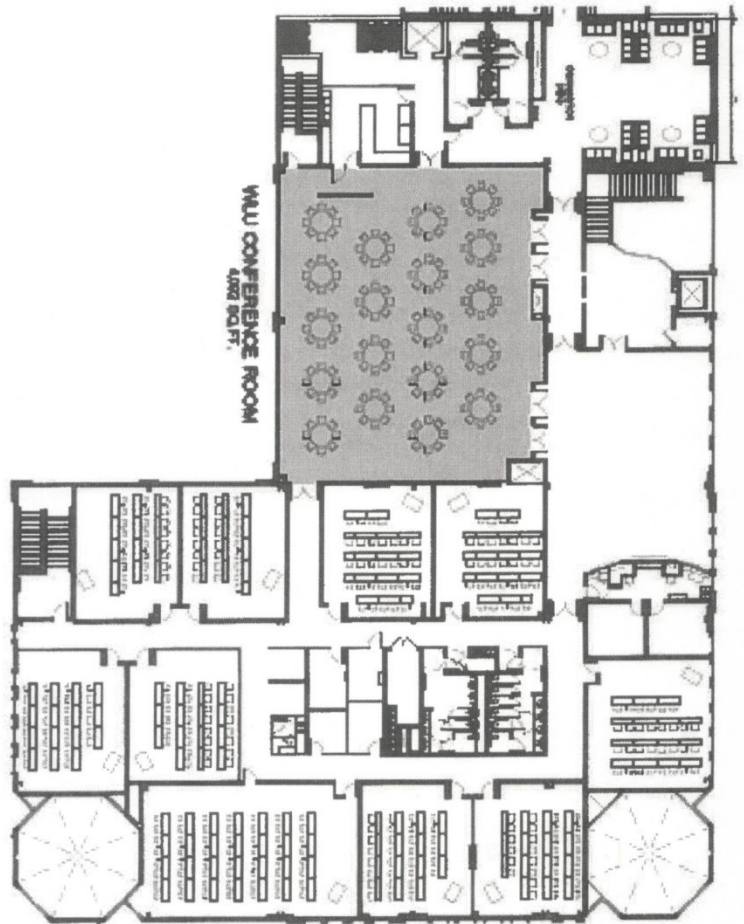
Given under my hand and official seal on this the \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_.

This Instrument Prepared By: Christopher P. Riley, WVSB #3108, Bowles Rice LLP, 1217 Chapline Street, P. O. Box 390, Wheeling, West Virginia, 26003; Tel. (304)230-1800.

**Exhibit C-1**  
**Floor Plan Showing Leased Premises**  
**And Conference Facility Space**



**THE HIGHLANDS**

1000 E. HIGHWAY 100, SUITE 100  
 APT. 100, SUITE 100  
 1000 E. HIGHWAY 100, SUITE 100  
 1000 E. HIGHWAY 100, SUITE 100

1000 E. HIGHWAY 100, SUITE 100  
 1000 E. HIGHWAY 100, SUITE 100  
 1000 E. HIGHWAY 100, SUITE 100  
 1000 E. HIGHWAY 100, SUITE 100

**THE HIGHLANDS TOWN CENTER**  
**BUILDING 10-5**  
**WLU CONFERENCE ROOM**  
 4000 SQ. FT.

1000 E. HIGHWAY 100, SUITE 100  
 1000 E. HIGHWAY 100, SUITE 100  
 1000 E. HIGHWAY 100, SUITE 100  
 1000 E. HIGHWAY 100, SUITE 100



## **INSTITUTIONAL MASTER PLAN**

### **Action Item**

Based on the guidelines set forth by the West Virginia Higher Education Policy Commission (HEPC) for review of the Institutional Master Plan, and the input and review of such from all campus and local community constituents, the Board is asked to approve the revisions to the Mission and Vision Statements contained in the Institutional Master Plan.

**Proposed Resolution: *Resolved*, that the West Liberty University Board of Governors approve the revisions to the Mission and Vision Statements contained in the Institutional Master Plan.**

## **PART I: WEST LIBERTY UNIVERSITY**

### **STRATEGIC PLATFORM**

#### ***Mission Statement***

The mission of West Liberty University is to provide our students with the opportunity for a high quality undergraduate, graduate and professional education **through appropriate formats and venues**.

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#### ***Core Values***

Opportunity  
Caring  
Professionalism and Integrity  
Excellence  
Civic Engagement

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#### ***Vision Statement***

West Liberty University will be the premiere 4-year institution of higher learning in the Upper Ohio Valley by:

1. providing its students with a high-quality education **wherever and however courses are delivered** that will prepare them for employment in current and future job markets or for continuing their education;
2. achieving excellence in all facets of university life, including academics, student experiences, athletics, and the visual and performing arts;
3. providing a comprehensive and significant liberal arts foundation **wherever and however courses are delivered** that will prepare its students to communicate effectively, think critically, and assume roles as productive citizens of the global community;
4. pursuing financial stability as an institution while also remaining affordable for its students;
5. emphasizing high-quality professional relationships between students and faculty, both in and out of the classroom, through excellent instruction **in any format or location** and advising;
6. standing as a vigorous and vibrant source for the creation of knowledge through innovative and creative research and scholarly activity;
7. providing technological capabilities and infrastructure to reflect contemporary educational needs and standards;
8. facilitating vibrant relationships with the surrounding community through social, civic, and economic engagement activities, and building strong and enduring relationships with alumni and benefactors; and
9. supporting a safe campus environment that encourages diversity and inclusion for all members of the WLU community.